



APPLICATION OVERVIEW

CONDITIONAL USE REVIEW (§ 5.4) & SITE PLAN REVIEW (§ 5.3)

DRB DOCKET #:	DRB-20-04
APPLICANT(S):	Lynn & Brian McLaughlin
CONSULTANT(S):	Brad Holden (Surveyor) Re: Exhibit H
PROPERTY ADDRESS (PARCEL ID CODE):	414 Cilley Hill Road – CH414
ZONING DISTRICT(S):	Rural Residential
INITIAL FILING DATE:	February 11, 2020
APPLICATION COMPLETION DATE:	February 27, 2020
SCHEDULED HEARING DATE:	Monday April 6, 2020
PROJECT DESCRIPTION:	The Applicants are seeking an after-the-fact dimensional waiver approval for, and an after-the-fact zoning permit for, the construction of an accessory structure (a barn) within the property's front setback requirement and within a floodplain.
MOST RELEVANT ULUDR SECTIONS:	Table 2.4 (Rural Residential); § 5.3 (Site Plan Review); § 5.4 (Conditional Use Review); § 5.5 (Waivers & Variances); and Article VI.
REASON FOR CONDITIONAL USE REVIEW:	<ul style="list-style-type: none">• The construction of a structure within the front yard setback necessitates dimensional waiver (§ 5.5.B).• The construction of a structure within a mapped floodplain necessitates Flood Hazard Area Review (Article VI).
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended December 18, 2018 DOES NOT APPLY .
STATE PERMIT INFORMATION:	<ul style="list-style-type: none">• Staff does not believe that any State permits are required.
COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none">• The Board should determine if any mitigation measures need to be taken in regard to stormwater management and erosion control.• The Board should evaluate if any additional mitigation measures are required as a result of the completed construction.• Staff has not referred the Application to the State National Flood Insurance Program (NFIP) Coordinator at the Vermont Agency of Natural Resources due to the COVID-19 circumstances and will do so once the application can be scanned at the Town Offices. Upon hearing from the NFIP Coordinator, those comments will be forwarded to the Board.